

Local Market Update – May 2020

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



Town of East Greenbush

- 16.7%

Change in
New Listings

- 53.8%

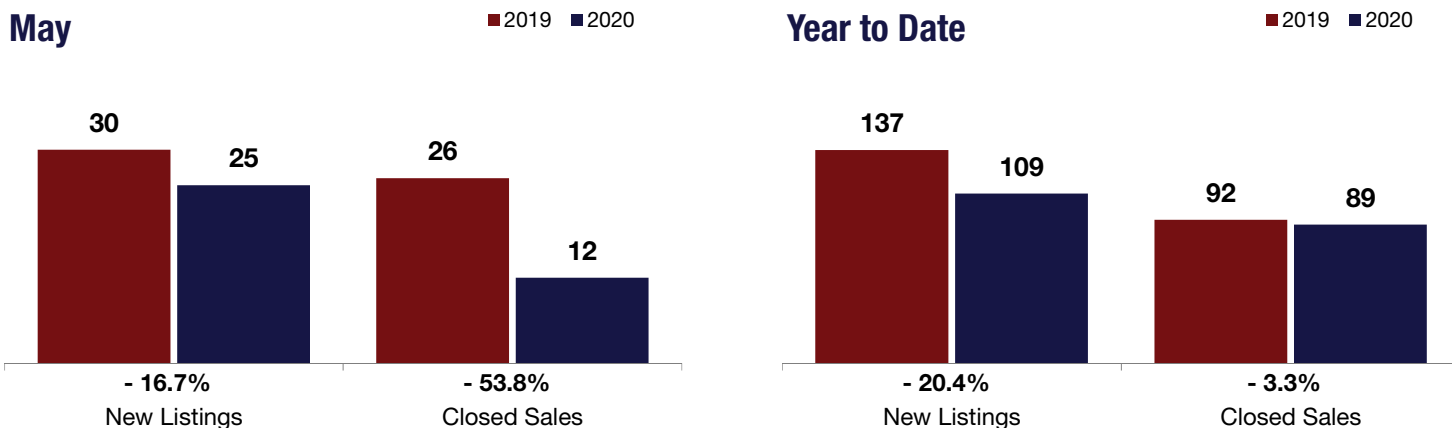
Change in
Closed Sales

+ 18.3%

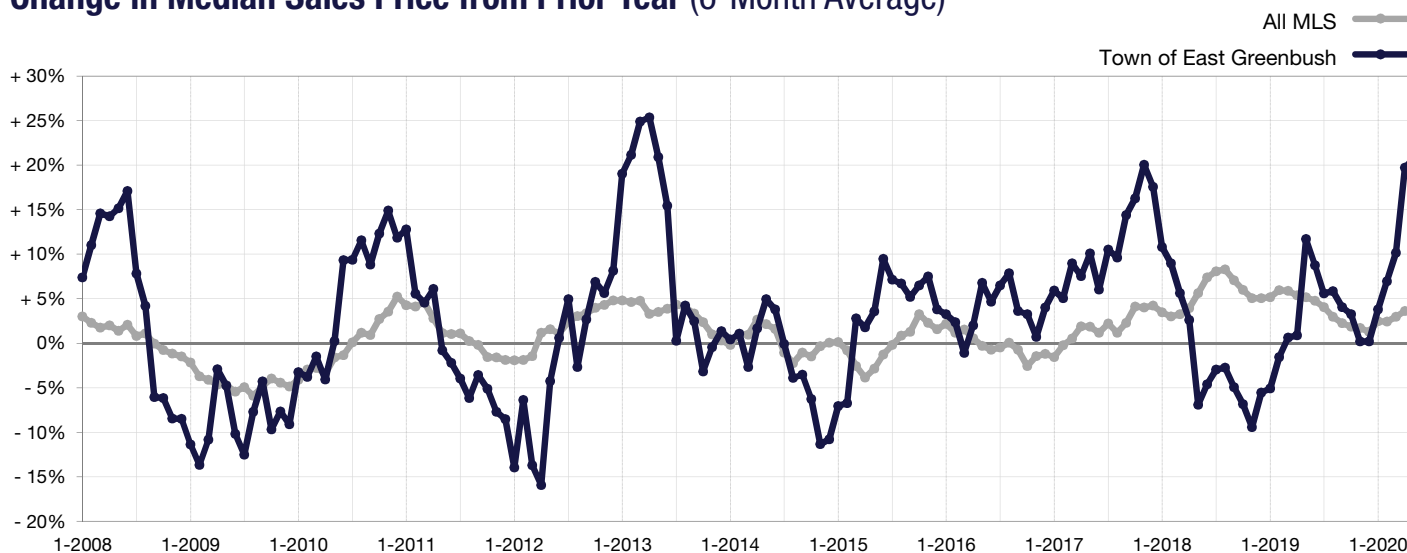
Change in
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	30	25	- 16.7%	137	109	- 20.4%
Closed Sales	26	12	- 53.8%	92	89	- 3.3%
Median Sales Price*	\$209,500	\$247,900	+ 18.3%	\$206,790	\$254,000	+ 22.8%
Percent of Original List Price Received*	96.6%	97.9%	+ 1.3%	94.8%	98.0%	+ 3.4%
Days on Market Until Sale	39	37	- 5.2%	49	39	- 21.0%
Inventory of Homes for Sale	71	47	- 33.8%	--	--	--
Months Supply of Inventory	3.3	2.4	- 27.7%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.